



CITY OF HARRISBURG

DEPARTMENT OF BUILDING & HOUSING DEVELOPMENT

2006 ANNUAL REPORT

live the conversation

Enhancing the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.

The mural on the cover is located at 1429 Derry Street which is owned by Trish Sisemore and Kim Hugo her partner in Sunny Day Real Estate Solutions,. The anti-crime mural was the product of a 10-week process incorporating messages from neighborhood residents as a means to promote non-violence and community improvement an initiative of Project Safe Neighborhoods program through the US Department of Justice.

The muralists Miriam Rubin who is a Columbia University sociology major who, with Penn State painting student Elody Gyekis and Syracuse University art major Stasya Panova, put the neighborhood's words, thoughts and images on brick and mortar.

Funding for the Allison Hill mural came from the Pennsylvania Department of Community and Economic Development's Elm Street Program with the support of the U.S. Department of Justice – Project Safe Neighborhoods, Pennsylvania Downtown Center, Keep Pennsylvania Beautiful, the Community Action Commission and the City of Harrisburg.

Photograph taken by Kari Reagan-Bushey



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2006 ANNUAL REPORT

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HISTORY OF THE DEPARTMENT

The Department of Building and Housing Development has been in existence over 30 years for the purpose of planning, implementing and enforcing codes and programs to maximize the use of land and natural resources for the safety, use and enjoyment of property owners and the public. The Department has generally been organized under the Office of the Director including the Bureaus of Housing, Planning and Codes. In 1992, the department was reorganized involving the relocation of the Bureau of Planning so that all three Bureaus were centrally located in Suites 205 and 206 of the Reverend Dr. Martin Luther King, Jr. City Government Center. The reorganization was designed to improve communications between the bureaus, reduce the response time to property owners and businesses, expand the citizen participation process and community outreach, and maximize the efficient use of resources. A new Plans and Permits Unit was established to link all phases of the development process providing a single point of contact for planning development projects, reviewing plans for compliance with all applicable codes, and synchronizing approvals from the various Boards and Commissions. The Unit, which meets on a regular basis, also includes representation from the Bureaus of Police, Fire, Water and the Office of Engineering, as well as the Mayor's Office of Economic Development – Special Projects on a regular basis.

In spite of the reorganization and the fluctuation of staff from its highest complement of 54 to the current number of positions, 31, including two contract employees, the Department has been able to provide prompt, courteous service to citizens and businesses. New programs, resources and procedures have been developed to supplement basic services, provide maximum efficiency and cost effectiveness, and to produce measurable results. Grants administration is a major function contributing to the general fund and to resources available for community programs. The staff has been consistently aggressive in diversifying the funding base to compensate for the high percentage of non-taxable real estate. The recruitment, training and management of citizen volunteers have also contributed positively to the department's accomplishments throughout the City.

The Department has maintained a high level of service in its housing production and neighborhood development programs, code enforcement, review of land use applications and minority contracting opportunities. The department also conducts a wide variety of plan reviews, permitting, testing and inspections in the areas of new construction, rehabilitation, health, electrical, plumbing, flooding, zoning, accessibility and historic preservation.

DBHD'S MISSION

Our Mission is to:

Enhance the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.

Our goals are to:

- *Promote a well-balanced community through effective planning;*
 - *Promote viable, safe, attractive neighborhoods;*
 - *Promote quality housing and building activities;*
 - *Provide prompt, courteous and responsive customer service;*
- *Promote a healthy environment for businesses, employees, residents and tourists;*
- *Increase the population, the percentage of homeowners and the percentage of safe, accessible, occupied business and residential property.*

The objectives of our divisions are:

▪ Office of the Director/Bureau of Housing

Develop strong neighborhoods through the preservation of the existing housing stock, the creation of homeownership opportunities, construction of new housing, and the promotion of the physical, economic and social welfare of the residents.

Measurements and indicators used to evaluate progress include the number of vacant properties acquired; residential dwelling units restored, constructed, occupied and rented or sold; vacant lots returned for taxable use; established Adopt-A-Blocks; public improvement and community facility projects; grants for homeownership, lead hazard reduction, façade improvement, and homeless shelter/services; and technical assistance to for-profit business, non-profit organizations and citizens to identify and secure the resources and programs to meet their needs.

▪ Bureau of Codes

To create safer neighborhoods through aggressive codes enforcement on irresponsible property owners; to foster programs that allow citizens to be a part of the solution; and to provide technical assistance to businesses, consultants and individuals on methods and processes to meet various building, zoning and health codes.

Measurements and indicators used to evaluate progress include the number of plan reviews; building, zoning, plumbing, electrical and health permits issued; property inspections; citations for building, zoning and other code violations and condemnation orders issued; site inspections; buildings cleaned and sealed; certificates of compliance with building, flood, historic and health codes; and technical assistance to businesses, contractors and property owners regarding the development of their plans and property.

▪ **Bureau of Planning**

To promote orderly future growth and development of the City through long-range comprehensive planning. To promote and facilitate physical development plans; to preserve and enhance districts of historical and architectural significance. To collect, analyze, and distribute timely information on planning and community development issues. To develop and apply the City's Geographic Information System (GIS) to all areas of development including the identification of all pertinent physical attributes of a property (flood plain, historic district, and zoning).

Measurements and indicators used to evaluate progress include the number of development applications reviewed by the Harrisburg Planning Commission, Zoning Hearing Board and Historic Architectural Review Board; environmental reviews and clearances for federally funded programs; implementation of comprehensive and neighborhood plans; research, monitoring and promotion of plans for accessibility and fair housing; and technical assistance to businesses, consultants and property owners on the plan review and permitting process.

The actual accomplishments of each division during 2006 are more fully described in the sections that follow.

OFFICE OF THE DIRECTOR

The Department of Building and Housing Development (DBHD) consists of 31 staff assigned to the following operational divisions: Office of the Director, Bureau of Codes, Bureau of Housing, and Bureau of Planning. The Office of the Director is responsible for directing the operations of the entire department and for managing a number of special projects sponsored by the City and the Harrisburg Redevelopment Authority.

The Director serves as the City's representative on the following boards and commissions:

- Harrisburg Area Transportation Study Committee
- Harrisburg Redevelopment Authority
- Vacant Property Reinvestment Board
- Electrical Board
- Plumbing Board
- United Way Allocation Committee
- Community Building Campaign
- Collaboration for a Healthier Harrisburg
- Citywide Health Task Force
- Community Center for Technology and The Arts Task Force
- Industrial Trades Advisory Committee – HACC
- Capital City Economic Development Corporation
- Harriscom
- Urban Studio Task Force
- Keystone Opportunity Zone Consortium
- Latino Community Services Task Force

By fostering and maintaining a good working relationship with the private business sector, the Director has been able to achieve a significant minority contracting record through the department's activities. This year, the cumulative results of all contracting opportunities since 1984, has allowed minority and women business enterprises to surpass 51% of all contract dollars awarded. Collaboration with the Builder's Association has expanded the number of contractors doing business with the department, which in turn has resulted in lower, more competitive bids.

Throughout the year, the Director advised the Pennsylvania League of Cities and Municipalities, area colleges, financial institutions, Pennsylvania Housing Finance Agency and local legislators on matters relating to code enforcement, accessibility, health, urban redevelopment law, public infrastructure, reinvestment projects, employment and training programs, and the property condemnation process.

The Director continued to work with federal, state, and local agencies to identify grant opportunities for a wide variety of projects that were in various stages of development. Most of these projects represent initiatives identified and supported in the Neighborhood Action Strategies. Specific projects included collaboration with the Greater Harrisburg Foundation on grant seeking and the development of a capital campaign for private non-profit organizations. Additionally, the United Way of the Capital Region formed a Latino Community Services Task Force to ensure the delivery of services when the Mt. Pleasant Hispanic American Center closed and to conduct a three county needs assessment for the Latino community.

Transportation projects included the administration of a federal discretionary grant for Modern Transit Partnership in the promotion of the regional light rail system and the administration of second year funding; the closeout of the 10-year Enterprise Community program; and the upgrade of the Harrisburg Transportation Center to enhance security, improve energy efficiency and increase accessibility under the

historic Secretary of Interior's Standards. A contract was executed with the African American Chamber of Commerce to provide services to Disadvantaged Business Enterprises in connection with the renovation project. Efforts continued to extend leasing opportunities at the Station with AMTRAK and included the renewal of existing leases and negotiations of new leases with the Urban Studio, Harrisburg University, Coresource, and the Technology Council.

The Director also administered a \$500,000 state allocation for the construction of International House. These funds were made available through the refinancing of the Hilton Hotel.

Collaborative efforts with Harrisburg Area Community College and Messiah College continued on the development of new student housing, expanded internships, a bio-diesel project, a commercial kitchen incubator, the expansion of HVAC, home remodeling and horticulture curriculums, the support of business services for students graduating from construction trades curriculums and the incorporation of practical work experiences for students on DBHD properties, namely 1701 North 3rd Street and several residential properties. Work continued on the acquisition and development of properties for an expanded urban campus in the Midtown.

Numerous funding activities occurred including the sale of City and School tax liens, bonds for the Commerce Bank Park project, a construction loan for renovation of the Transportation Center, redemption of the bonds for the North 7th Street Office Building, a loan for the National Sports Hall of Fame, the closing of a HUD Section 108 loan and a EDI grant for Advanced Communications, and an EDA grant for a construction trades business incubator feasibility study.

The City of Harrisburg and Modern Transit Partnership continued to implement the EDI-Special Projects Grant. MTP has used this funding in 2006 for the following activities:

- Implemented a strategic communications plan to raise awareness of the need for transportation alternatives in South-central Pennsylvania.
- Participated in Business Expos/Conferences held in Lancaster, York, Carlisle and Harrisburg.
- Participated at trade shows held in Carlisle, Lancaster and Harrisburg.
- Implemented a quarterly newsletter and updated the website, www.mtptransit.org, to provide the public with up-to-date information on the efforts of the organization.
- Made numerous presentations to local community organizations and local employers on the importance of regional rail in this area, specifically Corridor One.

Administrative grant and monitoring activities conducted on construction projects included the architectural design, specifications and bid process for the Train Station, the design work for the downtown streetscape project, the development of specifications and bids for the replacement of the playing field and design work on the stadium, environmental and structural assessments for the Furlow, and PAL, and Hamilton Laundromat, redevelopment of Maclay Apartments, and the design and development of International House. Several contracts to monitor wage compliance were also executed.

The administration of the Keystone Opportunity Zone continued with the distribution of state tax forms and certifications of working residents of the Harrisburg Housing Authority.

In addition to identifying new revenue opportunities, the Director provided technical assistance to developers, builders, property owners and agencies that were seeking financing alternatives, potential sites, and/or other public incentives for their development/expansion projects. Specific solicitations involved meetings with the Vartan Group in their quest for a supermarket for the Northern Gateway project specifically with WALMART and GIANT Foods representatives and The Food Trust.

One emergency management drill was conducted with department staff performing transportation coordination.

BUREAU OF HOUSING

SUMMARY OF 2006 ACCOMPLISHMENTS

New or rehabilitated single-family homes produced.....	82
New or rehabilitated single-family homes under development.....	147
New or rehabilitated single-family homes on the market.....	8
New or rehabilitated single-family homes sold	17
New or rehabilitated rental units assisted	47
New or rehabilitated rental units under development	94
Ethnic Statistics for DBHD Housing Initiatives	
Caucasian:	13%
African-American:	72%
Hispanic:	11%
Other:	4%

Average rehabilitation costs *(including lead hazard reduction)*

Homeownership Opportunities Program: \$131,122.83

Home Improvement Program: \$25,210.79

HOMEOWNERSHIP PROGRAMS AND PROJECTS – DBHD INITIATIVES

Homeownership Opportunities Program (HOP)

Through the HOP Program, CDBG funds are used to acquire blighted, vacant single-family residential structures. The units are rehabilitated and sold to low and moderate income owner occupants. CDBG funds are used for rehabilitation in coordination with the Lead Hazard Control grant. The City and non-profit development agencies perform rehabilitation citywide. The average cost per square foot has risen in recent years. In 2004, the cost was \$57.17. In 2005 it was \$72.60, and in 2006 the average cost was \$83.72 per square foot.

Property	HOP Rehabilitation Phases						
	Acquisition	Gutting	Specification Writing	Out-to-Bid/Contract Awarded	Construction	For Sale	Sold
1156 Mulberry	√	√	√	√	√	√	√
2343 Jefferson	√	√	√	√	√	√	√
122 N. 13 th	√	√	√	√	√	√	√
1433 Derry	√	√	√	√	√	√	√
1706 N. 5 th	√	√	√	√	√	√	√
1928 N. 3 rd	√	√	√	√	√	√	
609 Oxford	√	√	√	√	√	√	
611 Oxford	√	√	√	√	√	√	
1422 Derry	√	√	√	√	√	√	
88 N. 17 th	√	√	√	√	√	√	

	HOP Rehabilitation Phases						
Property	Acquisition	Gutting	Specification Writing	Out-to-Bid/Contract Awarded	Construction	For Sale	Sold
29 S. 17 th	√	√	√	√	√	√	
315 Maclay	√	√	√	√	√	√	
2339 Jefferson	√	√	√	√	√		
2341 Jefferson	√	√	√	√	√		
521 Seneca	√	√	√	√	√		
414 Harris	√	√	√	√	√		
2523 N. 6 th	√	√	√				
319 Maclay	√	√	√				
416 Maclay	√	√	√				
1540 Derry	√	√	√				
608 Oxford	√	√	√				
610 Oxford	√	√	√				
612 Oxford	√	√	√				
614 Oxford	√	√	√				
616 Oxford	√	√	√				
619 Oxford	√	√	√				
90 N. 17 th	√	√	√	√			
2521 N. 6 th	√						
77 N. 17 th	√						
37 N. 13 th	√						
412 Maclay	√						

The average list price for the seven homes for sale to owner-occupants was \$69,566.67 and the average price for the five homes sold was \$68,658.80.

The homebuyers' incomes fell in the following ranges: four purchasers in the 51-80% range and one over the 80% median income for the Harrisburg-Lebanon-Carlisle MSA. Two of the homeowners were Female Head of Household and the buyer ethnicity was 80% African American and 20% Caucasian. (The cost to rehab 1928 North Third Street was \$200,051.75 and is currently listed at \$219,900. This property can be sold to a buyer who is over the 80% median income range.)

Homebuyer Assistance Programs

The Bureau of Housing administers two homebuyer assistance programs that assist qualified residents to purchase a home within the City of Harrisburg.

The **Homeownership Impact Loan (HIL)** provides forgivable loans of up to \$10,000 to help stable renters buy the single-family home they currently rent. To qualify, homebuyers must be low/moderate income, have occupied the property for over one year and qualify for a mortgage. In 2006, the following chart shows the address, closing date and contract sales price of the five (5) homeowners who received assistance.

Address	Closing Date	Sales Price
2022 Holly	03/27/06	\$57,240
1517 Allison	03/08/06	\$63,000
306 Rumson	04/25/06	\$65,900
1336 S. 19 th	06/16/06	\$90,000
2638 Lexington	02/28/06	\$65,000
TOTAL		\$341,140

- Five HIL's at \$10,000 per applicant totaled \$50,000 and the average sales price was \$68,228.
- Buyers' ethnicity: 20% Caucasian; 40% African-American and 40% Other.
- Buyers' income ranged from 20% between 0-30% median income, 20% between 31-50%, 20% between 51-60% and the remaining 40% between 61-80%.

The **Mortgage Tax Credit Certificate Program (MCC)** is a program that the City of Harrisburg operates in conjunction with Pennsylvania Housing Finance Agency (PHFA), which issues the certificate. The program provides financial assistance to homebuyers for the purchase of a single-family residential property within the City of Harrisburg's corporate limits. The Harrisburg City MCC reduces the federal income taxes of qualified borrowers purchasing qualified homes; thus having the effect of a mortgage subsidy. In 2006, ten certificates were issued.

Address	Contract Sales Price
2712 N. 5 th	\$49,900
1228 S. 20 th	\$80,000
1811 N. 2 nd	\$74,000
610 S. 23 rd	\$60,000
1849 Spencer	\$38,000
3205 N. 5 th	\$90,000
343 Kelker	\$147,500
2430 Kensington	\$60,000
1610 N. 3 rd	\$167,500
1629 Fulton	\$145,435
TOTAL	\$912,335

The average price of the homes that were assisted through the Mortgage Tax Credit Certificate Program was \$91,233.50.

ACORN Housing

In addition to its own homebuyer assistance programs, DBHD also relies on other agencies to offer assistance and counseling. ACORN Housing was awarded \$30,000 in the 2005 CDBG budget to provide housing counseling services to 200 low and moderate income individuals in Harrisburg. During Program Year (PY) 2005, ACORN's failure to perform and subsequent closing of its Harrisburg office has resulted in the program funds being transferred to the Harrisburg Fair Housing Council for PY 2006.

Home Improvement Program (HIP)

The HIP Program provides grants and loans for the rehabilitation of homes owned and occupied by low- and moderate-income homeowners to repair code violations and repair or update major home systems. To qualify for assistance under the HIP Program, homeowners must meet the following requirements: the property to be rehabilitated must be owned by the household residing in the home; the total annual income of all household members must not exceed 80% of the area median income; homeowners must not have debt in excess of the value of the property. Debt includes the purchase mortgage, HIP assistance, and any other loan secured by the property; and lastly, the homeowner must have adequate, current fire insurance on the structure to be rehabilitated. Those applicants who do not qualify due to credit problems are referred to a credit-counseling agency for counseling. In Program Year 2005, the City allocated \$352,763 in HOME funds for the HIP Program.

Staff handled and sent out requests for information to approximately 275 residents a year. At the end of 2006, there were 34 applicants on a waiting list.

Rehabilitation of 17 homes were completed; 7 of these homes also received lead hazard reduction.

- Of the homes completed, 15 were Female Head of Households, two were Male Head of Household, and five were elderly.
- Buyer Ethnicity: 82% were African American, 12% were Hispanic and 6% were Caucasian.
- Average rehabilitation cost, including lead grant funds: \$25,210.79.

Address	Contractor	Lead \$	City Grant	Loan	Total Rehab \$
633 Camp	Job One, Inc. Pascual Navarro	\$9,830	\$19,968.65	n/a	\$29,798.65
700 S. 28 th	MAR Construction Kemar, Inc.	n/a	\$23,777.50	n/a	\$23,777.50
1524 S. 13 th	Kemar, Inc. Mitchell's Electric	n/a	\$10,039.62	n/a	\$10,039.62
1627 Chestnut	Kemar, Inc. Mitchell's Electric	n/a	\$20,696.91	n/a	\$20,696.91
1807 State	Eshenaurs MAR Construction Kemar, Inc.	\$24,845	\$30,859	n/a	\$55,704
1723 State	Kemar, Inc. Mitchell's Electric Mar Construction	n/a	n/a	\$19,215.67	\$19,215.67
1844 Mulberry	Eshenaurs Pascual Navarro	\$14,837.50	\$14,214	n/a	\$29,051.50
1930 Kensington	Kemar, Inc. Mar Construction	\$9,285	\$25,497	n/a	\$34,782
2045 Chestnut	Bill Culwell	\$21,832.72	n/a	n/a	\$21,832.72
2424 N. 4 th	Tao Construction Bill Culwell	n/a	\$26,928.06	n/a	\$26,928.06
2520 N. 6 th	Kemar, Inc.	\$16,750	\$12,150	n/a	\$28,900
27 Brady	Pascual Navarro	n/a	\$19,260	n/a	\$19,260
112 N. Summit	Kemar, Inc. Tassia Corp.	n/a	\$26,750	n/a	\$26,750
401 Emerald	MAR Pasucaul Navarro	\$17,400	\$20,018	n/a	\$37,418

Address	Contractor	Lead \$	City Grant	Loan	Total Rehab \$
	Gordon's Electric				
502 Emerald	Pascual Navarro Gordon's Electric	n/a	\$20,220	n/a	\$20,220
3205 N. 4 th	Job One	n/a	\$8,733.75	n/a	\$8,733.75
2147 N. 4 th	Kemar, Inc.	n/a	\$15,475	n/a	\$15,475
TOTAL		\$114,780.22	\$294,587.49	\$19,215.67	\$428,583.38

At the end of the Fiscal Year, there were no properties under construction

Homeowners Emergency Loan Program (HELP)

The Bureau created an emergency home repair program that began implementation in October 2006.

The HELP Program provides assistance to homeowners who need emergency repairs for substandard housing conditions. Substandard conditions include those posing a serious threat to the health, safety or welfare of the household that affect the immediate livability of the home. Emergency assistance shall be granted based on priority and eligibility of emergency. Like the HIP Program, to qualify for assistance under the HELP Program, homeowners must meet the following requirements: the property to be rehabilitated must be owned by the household residing in the home; the total annual income of all household members must not exceed 80% of the area median income; homeowners must not have debt in excess of the value of the property. Debt includes the purchase mortgage, HELP assistance, and any other loan secured by the property; and lastly, the homeowner must have adequate, current fire insurance on the structure to be rehabilitated. Those applicants who do not qualify due to credit problems are referred to a credit-counseling agency for counseling.

At the close of 2006, 8 homes were being evaluated for assistance, 2 were underway and 1 was completed.

Lead Based Paint Hazard Control Program

The City's Lead Based Paint Hazard Control Program addresses lead hazards in residential properties, provides code inspections of rental properties and public education activities.

A round XI Lead Paint Reduction Grant for \$3 million from HUD was awarded in 2003 through 2007 to the City. The City is also a sub-recipient of the State Department of Health's Lead Paint Reduction Grant under HUD's Round XI Lead Paint Reduction Grant in the amount of \$530,000. During FY 2006, the City applied for renewal under the Lead Based Paint Elimination Program and was turned down. An application for the Lead-based Paint Demonstration Program was submitted.

In 2006, 72 units received dust wipe clearances, including 46 that were performed at rental properties, 12 that were performed on HOP's, four (4) that were performed on Tri-County Housing Development Corporation builds and seven (7) that were performed on HIP's with one (1) unit that was owner-occupied with a child with an elevated blood lead level. An additional 39 properties in the HIP, HOP and Section-8 programs had received lead based paint and risk assessments and were under consideration for rehabilitation during the upcoming year. Average rehabilitation cost equaled \$7,934.54.

Address	Project/Developer	Lead Funds	Other Funds	Total Rehab
1320 S. 13 th	Low-Mod Income	\$12,500	\$2,269	\$14,769
1405 S. Cameron	Low-Mod Income	\$1,950	n/a	\$1,950

Address	Project/Developer	Lead Funds	Other Funds	Total Rehab
719 N. 2 nd (6-units)	Low-Mod Income	\$66,000	\$9,869	\$75,869
2717 Derry (2-units)	Low-Mod Income	\$25,000	\$4,583	\$29,583
16 Evergreen	Section-8	\$9,976.88	n/a	\$9,976.88
632 Dauphin	Section-8	\$5,680	n/a	\$5,680
242 Maclay (2-units)	Low-Mod Income	\$24,458.49	n/a	\$25,458.49
519 Curtin	Section-8/Low-Mod Income	\$12,233.10	n/a	\$12,233.10
2329 Logan	Low-Mod Income	\$11,921.06	n/a	\$11,921.06
1402 State	Low-Mod Income	\$10,786.14	n/a	\$10,786.14
23 Evergreen (2-units)	Low-Mod Income	\$23,118	n/a	\$23,118
2155 Logan	Low-Mod Income	\$12,500	\$495	\$12,995
1438 Market (2-units)	S&A Homes/TCHDC	\$30,480	\$263,470	\$317,907
1434 Market (2-units)	S&A Homes/TCHDC	\$30,320	\$233,310	\$263,630
1430 Market (3-units)	S&A Homes/TCHDC	\$44,982	\$395,943	\$476,861
1426 Market (2-units)	S&A Homes/TCHDC	\$28,182	\$263,716	\$316,854.82
431 Hummel (2-units)	Low-Mod Income	\$15,222	\$426	\$15,648
1251 Mulberry	Low-Mod Income	\$12,467.38	n/a	\$12,467.38
1511 S. Cameron	Low-Mod Income	\$12,500	\$242	\$12,742
111 N. 17 th	Low-Mod Income	\$17,400	n/a	\$17,400
2203 N. 4 th	Low-Mod Income	\$12,500	\$2,017	\$14,517
800 N. 18 th	Low-Mod Income	\$11,413	n/a	\$11,413
22 N. 17 th	Low-Mod Income	\$12,154	n/a	\$12,154
810 N. 18 th	Low-Mod Income	\$12,102	n/a	\$12,102
1954 Derry (2-units)	Low-Mod Income	\$10,966.38	n/a	\$10,966.38
120 Walnut (5-units)	Low-Mod Income	\$58,695	\$2,258	\$60,953
2143 Logan	Low-Mod Income	\$11,893	n/a	\$11,893
Total Units – 46		\$537,400.43	\$1,178,598	\$1,715,998.43

Restricting children from work site areas and temporary relocation of children under the age of six with Elevated Blood Lead Levels (EBL's) to a relative's house, safe house or lead –safe hotel/motel, have ensured the safety of the children while lead hazard reduction work is in progress.

The City's Department of Building and Housing Development works with Pinnacle Health's Childhood Lead Poisoning Prevention Program (CLPPP) to provide educational activities aimed at reaching young children. The educational program utilizes "STOMP", the DBHD lead mascot, to assist in spreading the message of "Stomping Out Lead Poisoning" to children. The areas emphasized are hand washing, eating a healthy diet, wiping your feet when you come in from outside, staying away from peeling and chipping paint, and seeing the doctor for a blood test. The lead nurse displays pictures of these actions and "Stomp" pantomimes them for the children. The children sing a song reiterating the Lead Poisoning Prevention message and dance with Stomp, thus reinforcing the message. Participants receive a "Stomp T-shirt", coloring book and sticker as well as lead poisoning prevention pamphlets to take home for their parents.

The educational program, utilizing "Stomp", was presented at the YMCA daycare center, Capital Region Area Headstart programs located on Market Street and Granite Street, Melrose and Marshall Elementary REACH Program. The program was also presented during a Mayoral Press conference for National Lead Poisoning Prevention Week at Camp Curtin Elementary School on October 27, 2006.

The staff of the Childhood Lead Poisoning Prevention Program participated in a Health Fair sponsored by the Harrisburg School District, the Capital Area Rental Property Owners Association, PA Home Builders Show, American Red Cross Health Fair, Harrisburg Half Pint Mile, Capital City Church Health Fair, Derry Street United Methodist Church, Head Start Conference, South Central Pediatrics Conference and the Children's Literacy Festival. The lead nurse participates in the Dauphin County Safe Kids coalition and is on the Capital Area Head Start Health Advisory Board.

The Commonwealth of Pennsylvania established risk assessor, contractor and worker certification programs through the Department of Labor and Industry. Such programs provide a trained and knowledgeable workforce, thus ensuring the safe completion of lead control construction.

The City also utilizes property maintenance codes to enforce private landlords to control lead-based paint in private property. The CLPPP identified and monitors all City children with Elevated Blood Lead Levels and refers contaminated dwelling units to the City Codes Bureau for code compliance action. In 2006 33 cases were referred to the Codes Bureau.

Pinnacle Health System's Childhood Lead Poisoning Prevention Program conducts blood lead level screenings at daycare centers, Head Start centers and the Women Infant Children (WIC) clinic. In the Harrisburg area, 2,382 children were screened, and of those children tested, 288 children had blood lead levels of 10 µ/dL, high enough to qualify as lead poisoned.

DBHD IN PARTNERSHIP WITH PRIVATE, FOR-PROFIT HOUSING DEVELOPERS

MarketPlace Townhomes

MarketPlace is a City townhouse development in the Midtown area near the Broad Street Market. In Phases I and II, of previous years, a total of 38 homes were constructed and all have been sold.

Phase III of new homes at MarketPlace Townhomes began construction in 2006. In September, S&A Custom Built Homes completed the first six, of 71, new homes for sale on North 6th Street at the intersection of Calder Street. MarketPlace Townhomes start at \$129,900, with all modern amenities, off-street parking, and central air; upgrades are available.

In addition to developing lots on the Subdivision Plan for MarketPlace, S&A Homes will develop adjacent vacant HRA-owned land for single-family homes, including the former Zommit Cleaners site.

Capitol Heights

Capitol Heights is a phased development of 180 new townhomes, duplexes and detached homes in Uptown Harrisburg (formerly Lottsville neighborhood). Covering close to 18 city blocks, Capitol Heights is bounded by Harris, Kelker, Susquehanna, and North 5th Streets. Struever Rouse Homes began construction of Phase I in 2000 and continued through 2006. In 2006, base home prices for this market rate development range from \$114,900 to \$199,900, with numerous options for an additional price. Buyers can purchase a home for as little as \$1,000 total cash "down"; other incentives include 10-year property tax abatement, mortgage tax credit certificates, and closing cost assistance.

Total private investment, as of December 31, 2006, is \$17.98 million in construction and development costs and \$19.97 million in permanent financing, for a total of \$38.96 million in private investment.¹

The City supported the privately financed housing development with land acquisition, demolition of 48 structures, and over \$7 million in neighborhood improvements, including street reconstruction and paving,

¹ Source: Struever Rouse Homes weekly sales report

installation of water and sewer lines, sidewalks, antique-style street lamps and street trees. In 2006, \$64,971 was invested in additional neighborhood improvements to bring the City's total investment to over \$7.29 million.

Capitol Heights has attained an urban redevelopment goal of mixed-price and mixed-income residency, along with significantly increasing the percentage of owner-occupied residences in Uptown. These are two key goals believed to stabilize communities, improve neighborhood safety, encourage continued investment in residential development, and stimulate commercial/retail development, especially to meet demand of the emerging residential market.

In 2006, six additional homes were constructed, and at year's end, the developer sold ten homes.

The developer has sold a grand total of 125 homes (one in 2000, 15 in 2001, 27 in 2002, 18 in 2003, 31 in 2004, and 23 in 2005 and 10 in 2006) and had six contracts for future settlements. Actual sales prices, after option purchases, ranged from \$140,045 to \$200,977 with the average sales price of \$169,907. Of new homebuyers since 2001, over 47% are existing residents of the City, almost one-fifth (19.3%) are from the immediate neighborhood, and about one-fifth (21.7%) are minority families.²

A total of ten homes were sold in 2006.

Address	Date Sold	Purchase Price
1722 N. 5 th Street.	4/26/06	\$ 178,799.00
1623 Fulton Street	10/16/06	\$ 143,049.00
1629 Fulton Street	10/16/06	\$ 145,435.00
1636 N. 5 th Street	10/30/06	\$ 140,045.00
1627 Fulton Street	10/31/06	\$ 200,977.00
1631 Fulton Street	11/01/06	\$ 195,419.00
1621 Fulton Street	11/02/06	\$ 177,000.00
1638 N. 5 th Street	11/09/06	\$ 160,015.00
1626 N. 5 th Street	11/17/06	\$ 192,037.00
1630 N. 5 th Street	12/05/06	\$ 166,290.00
Total Sales		1,699,066.00

The Towns at Governor's Square

One block north of Capitol Heights, Struever Bros. Eccles and Rouse is constructing approximately 73 new homes in the new development of The Towns at Governor's Square; construction began in the Fall of 2006. All homes will boast off-street parking, central air, and many more modern conveniences. This project will complement the 222 rental units completed in 2005 by Landex Corporation, known as The Residences at Governor's Square.

² Source: Struever Rouse Homes "Sales & Buyers" Profile 2005

DBHD IN PARTNERSHIP WITH NON-PROFIT HOUSING DEVELOPERS

Project Managers are responsible for the following procedures:

- Provide technical assistance throughout project stages;
- Conduct contract orientation to the HOME/CDBG regulations;
- Conduct file reviews and verifies that required documentation in complete and accurate;
- Recertify Community Housing Development Organizations (CHDO's);
- Collect and submit certified payrolls for wage compliance checks;
- Verify payment invoices and track purchase orders;
- Ensure follow-up with lead-dust test results showing clearances;
- Order inspections for the issuance of a Certificate of Occupancy;
- Collect Affirmative Action reports;
- Confirm project costs and process budget revisions and change orders; and
- Review owner's occupancy report to confirm compliance with regulations.

Habitat For Humanity

Habitat for Humanity is an interfaith grassroots housing ministry with the goal of eliminating poverty housing. Habitat rehabilitates and constructs affordable housing with volunteer labor and donations. The home is then sold to a low or moderate income family in need of simple, decent housing of their own who invest 350 hours of "sweat equity" into the construction.

Since 1995, the City has provided \$864,605 in CDBG funds to Habitat's single-family rehabilitation program and, more recently, its Home Repair Program. CDBG funds are used for program delivery and limited construction contracts where the work requires licensed plumbers and electricians. A total of \$40,000 was awarded to Habitat in the 2006-2007-contract year: \$20,000 each for the rehabilitation and repair programs.

Habitat for Humanity completed rehabilitation of two homes and construction of five new homes.

Address
1206 Walnut Street
1516 State Street
14. N. 14 th Street (NEW BUILD)
1614 Park Street (NEW BUILD)
1616 Park Street (NEW BUILD)
25 N. 16 th Street (NEW BUILD)
79 N. 16 th Street (NEW BUILD)

Habitat continued rehabilitation work on two homes.

Address	Status
116 Balm Street	Anticipate Completion by April 2007
1441 Zarker Street	Anticipate Completion by December 2007

Habitat for Humanity sold two homes that were rehabilitated:

Address	Closing Date	Sales Price
24-26 N. 14 th Street	03/22/06	\$43,500
79 N. 16 th Street	12/29/06	\$50,000

Habitat for Humanity initiated the Home Repair Program in 2002. The Home Repair Program benefits low-income citizens who currently own their home but are unable to perform maintenance or repair jobs due to physical or financial limitations.

Habitat completed 22 home repairs in 2006 in the City of Harrisburg, with an additional 10 homes completed outside the City. Work continued on an additional six homes and six were pending assessment. Listed below are the 22 completed home repairs:

Address	Address
1919 Park Street	2647 Rumson Drive
2141 Berryhill Street	2619 Lexington Street
1823 Market Street	1307 N. 17 th Street
1936 Penn Street	1556 Vernon Street
611 N. 15 th Street	216 Graham Street
2435 N. 4 th Street	34 Linden Street
1355 Liberty Street	1527 Naudain Street
2131 N. 4 th Street	2214 Jefferson Street
2601 Reel Street	2044 Susquehanna Street
33 N. 12 th Street	2035 Whitehall Street
218 Graham Street	541 S. 15 th Street

Firm Foundation of PA, Inc

The Firm Foundation was awarded \$15,000 in CDBG in 2004 to complete the rehabilitation of 1513 Vernon Street. Specifications for the project were completed in October 2004. Rehabilitation of 1513 Vernon Street was completed and sold in 2006.

Tri-County Housing Development Corporation (TCHDC)

The City allocated \$100,000 of Program Year 2006-2007 HOME funds to the non-profit TCHDC for the acquisition, rehabilitation, management and disposition of single-unit properties for sale to low-income households. TCHDC's Capital Corridors project involves the acquisition and rehabilitation of vacant single-unit houses on Derry, South 13th and South 17th Streets. Homes are sold to low-income households.

Rehabilitations Completed: One unit was rehabilitated utilizing Federal HOME funds.

Address	HOME Funding	Total Rehab Cost
1611 Derry Street	\$127,374.74	\$150,767.62
Total		\$150,767.62

Three units were undergoing rehabilitation:

Address	HOME Funding	Total Rehab Cost
1529 Derry Street	\$128,803.90	\$141,673.90
1408 Derry Street	\$113,621.00	\$129,075.12
1248 Derry Street	\$130,421.26	\$144,421.26
Total	\$500,220.90	\$565,937.90

TCHDC sold one home:

Address	Date Sold	Sale Price
1529 Derry Street	06/26/06	\$59,000.00
Total		\$59,000.00

Wesley Union Community Development Corporation (WUCDC): WUCDC, a certified Community Housing Development Organization (CHDO), is the non-profit sponsor of the Uptown Action Strategy completed in December 2001, and the lead neighborhood agency in its implementation. Activities include neighborhood community building, property acquisition, single-family housing production, resident services, and other activities within the context of the Uptown Action Strategy.

Wesley Union CDC Homeownership Project, Phase I: In prior years, WUCDC constructed three new single-family homes at 2202-2204 North 5th Street and 525-527 Emerald Street (one on a newly combined parcel at 2202-04 North 5th, and a duplex at 525-527 Emerald). The financing plan includes \$10,879 in City HOME (FY2000) funds (as 'seed' money); \$95,000 in City HOME (FY2001) funds; and \$100,000 in Pennsylvania DCED (FY2001) funds. Total project budget: \$332,000.

Project is still open with one home to sell.

Address	Sale Price	Status
527 Emerald Street	\$60,000.00	on the market

Wesley Union CDC Homeownership Project, Phase II involves additional construction of new single-family homes in Uptown Harrisburg. The site location includes the 600 Block of Schuylkill Street, (609 thru 642). Previously committed funding in place: \$28,000 in City CDBG Program Funds (FY2001) remain in predevelopment funds, \$175,000 in HOME Program Funds (2004), and \$125,000 in HOME Program Funds (2005). The project was still in the planning and predevelopment phase at year's end.

Rebuilding Together (formerly Christmas in April)

Rebuilding Together's mission is to preserve and revitalize houses and communities, assuring that low-income homeowners, from the elderly and disabled to families with children, live in warmth, safety, and independence. In partnership with communities, their goal is to make a sustainable impact.

Rebuilding Together makes this impact through providing necessary repairs free of charge to existing homeowners including home modifications, roofing, plumbing and electrical repairs and/or improvements.

Work teams of skilled and unskilled volunteers performed home improvements for eight low-income, elderly and/or handicapped homeowners in the City of Harrisburg during calendar year 2006. Most homeowners were referred from the DBHD waiting list for the Home Improvement Program. Rebuilding Together volunteers rehabilitated the following homes: 322 Maclay, 1624 Berryhill, 1820 Green, 1011 Green, 2233 Swatara, 326 Maclay, 914 N. 18th Streets. For Rebuilding's Annual Event Day, they chose the Heinz-Menaker Senior Center as their non-profit to rehab in the City.

RENTAL PROJECTS

Mt. Pleasant Apartments

This 48-unit affordable rental project achieved substantial completion in 2006. A partnership between Tri-County Housing Development Corporation, Ltd. and S&A Custom Built Homes has delivered a significant vehicle for neighborhood improvement. The City of Harrisburg provided funds from federal Community Development Block Grant, Healthy Homes Lead Hazard Control, and HOME Investment Partnership funds. Financing also included federal Low-Income Housing Tax Credits, administered by the Pennsylvania Housing Finance Agency and construction/mortgage financing by PNC Bank.

DBHD REAL ESTATE ACQUISITIONS TO PROMOTE DEVELOPMENT

Acquisition

The City, through state legislation, has the authority to condemn vacant, blighted buildings for acquisition through the Vacant Property Reinvestment Board. The Board is comprised of representatives from the Harrisburg Redevelopment Authority, Harrisburg Planning Commission, Harrisburg City Council, Department of Building and Housing Development, and a Mayoral citizen appointee. Acquisition is completed on vacant structures for HOP activity and parcels for other potential redevelopment opportunities. Acquisition can also occur through private donation or through the annual Dauphin County Judicial and Repository Sales.

As of December 31, 2006, 33 properties were in the process of acquisition, staff has requested appraisals on about 16 properties and seven repository properties were in the process of a clear title.

Four properties were acquired during the year:

ADDRESS	DATE	PURPOSE
2521 N. 6 th Street	02/17/06	Homeownership Opportunities Program (HOP)
412 Maclay Street	02/17/06	Homeownership Opportunities Program (HOP)
2332 N. 6 th Street	02/21/06	Homeownership Opportunities Program (HOP)
2339 Jefferson Street	02/21/06	Homeownership Opportunities Program (HOP)

Sale of Vacant Lots

Vacant lots that are not part of a project area are placed on the Market for sale to return to a tax generating status. Often, parcels are sold to adjacent property owners. Prior to transferring lots, the Redevelopment Authority performs quiet title action to make sure the real estate is delivered free and clear of encumbrance. Non-profit or for-profit entities proposing to redevelop properties comply with the “designated development” process established by the Authority. This process is designed to ensure timely and affordable transfer of land. Special warranty deeds are used for the transfer to assure that development occurs as proposed.

A total of 13 lots were sold.

Address	Purchaser	Disposition Date	Sale Value
1712 Market Street	Willie Jacobs	01/17/06	\$1,000
1714 Market Street	Willie Jacobs	01/17/06	\$1,000
2238 N. 6 th Street	Lorenzo Rowland, Sr.	01/24/06	n/a ³
39 S. 17 th Street	Rebecca Martz	04/17/06	\$1,500
41 S. 17 th Street	Rebecca Martz	04/17/06	\$1,500

³ HRA filed a Declaration of Relinquishment in Dauphin County Court on January 24, 2006.

Address	Purchaser	Disposition Date	Sale Value
321 Reily Street	WCI Partners	05/05/06	\$2,000
605 Forrest Street	Barbara Rucker	09/05/06	\$1,000
341 Reily Street	Jason Webb & Jeremy Sorzano	10/05/06	\$3,000
77 N. 16 th Street	Habitat for Humanity	12/29/06	\$1,420.71
79 N. 16 th Street	Habitat for Humanity	12/29/06	\$7,321.07
81 N. 16 th Street	Habitat for Humanity	12/29/06	\$1,420.71
TOTAL			\$21,162.49

HOMELESSNESS ASSISTANCE

Emergency Shelter Grant Allocations

In FY2006, DBHD allocated \$92,035 in HUD Emergency Shelter Grant (ESG) funds to agencies that provide services to homeless persons and families:

Agency	ESG Funds	Purpose
Christian Churches United	\$60,000	Help Ministry – for intake, assessment and coordination of shelter provision for approximately 1,600 homeless individuals; collaboration with the Capital Area Coalition on Homelessness and the region's continuum of care.
Shalom House	\$32,035	Emergency shelter and case management services for approximately 300 homeless women and children in collaboration with the Capital Area Coalition on Homelessness and the region's continuum of care.
TOTAL	\$ 92,036	

In an effort to combat the root causes of homelessness, the Housing Bureau aggressively promulgated the City's policy to support regional efforts for fair housing choice and the identification and prosecution of predatory lenders.

Continuum of Care

In May 2006, Dauphin County and the City of Harrisburg jointly submitted an application for funds under HUD's Continuum of Care program. The Capitol Area Coalition on Homelessness (CACH) was the lead agency for the planning process. The City of Harrisburg provides administrative and financial support to the CACH. The support from the City enabled CACH to prepare the Continuum of Care application in 2006, coordinate the development of a 10-year plan to end chronic homelessness, and to expand its role in coordinating services to the homeless.

CACH was established in 2000 as a voluntary coalition of homeless housing and service providers, lenders, businesses, local and County government, and the Foundation for Enhancing Communities and the United Way of the Capital Region. CACH was formed to develop and deliver a cooperative, coordinated and inclusive system of high quality services and shelter for the homeless. In 2006 CACH was chaired by the Vice President of the United Way of the Capital Region and has four standing committees. Data Collection Committee is charged with the responsibility to develop a system for collecting data on persons and families who are served by the system. The Services Delivery Committee Resource Committee is to develop funding sources and plan for future services. The Education and Public Information committee is responsible for public outreach.

The May 2006 Continuum of Care application submitted to HUD included funding for the following programs:

Agency	Program	Funding Award
YWCA of Greater Harrisburg	Transitional Housing Program for Women and Children	\$513,286
YWCA of Greater Harrisburg	YW-Works Program	\$96,199
YWCA of Greater Harrisburg	YW-Working Parents Program	\$80,631
The DELTA Housing, Inc.	DELTA Transitional Housing Program	\$84,067
County of Dauphin	HMIS	\$95,500
Dauphin County Housing Authority	Shelter + Care	\$219,108
TOTAL		\$1,088,790

A decision from HUD on funding is expected in late December, 2006.

In October 2005, Mayor Stephen R. Reed and the Dauphin County Commissioners appointed a Steering Committee to develop a 10-year plan to end chronic homelessness, co-chaired by members of CACH. In 2006, the Blueprint Steering Committee presented “A Ten Year Blueprint to End Homelessness” and in 2006, Mayor Reed, Harrisburg City Council and the Dauphin County Commissioners formally adopted “HOME RUN: The Capital Area’s 10-Year Plan to End Homelessness.”

Susquehanna Harbor Safe Haven

In Summer 2006, Susquehanna Harbor Safe Haven received a \$500,000 construction grant from Federal Home Loan Bank of Pittsburgh and DBHD allocated \$100,000 in HUD Community Development Block Grant (CDBG) funds to assist in partial funding. The first facility of its kind in Central PA, Christian Churches United has modeled this facility after the very successful Project HOME in Philadelphia. In addition to the Federal Home Loan Bank of Pittsburgh and the City of Harrisburg, partners in financing and development include the Harrisburg Redevelopment Authority, Dauphin County, Pennsylvania Department of Community and Economic development and Citizens Bank.

Susquehanna Harbor’s construction is expected to start in early 2007. Housing up to 65 persons who are homeless, Susquehanna Harbor Safe Haven will be a newly constructed two-story, twin-service facility 1805-23 North 12th Street. Susquehanna Harbor will redevelop blighted, abandoned property, relocate the Downtown Clergy’s Winter Overnight Shelter, provide safe housing for the homeless and enhance the safety of City neighborhoods. Twenty-five permanent housing units will serve men who are chronically homeless with mental disabilities or who are recovering from drug or alcohol addiction. The project will also create space for 40 overnight beds, moving a program currently operating out of church basements. Facility features will include a laundry, cafeteria-style dining, a medical dispensary, a courtyard and onsite parking. In addition, energy-efficient design and systems will minimize operating costs. Employment opportunities are located within walking distance of the planned center, with Susquehanna Harbor providing transportation if needed.

INVESTMENT IN NEIGHBORHOOD FACILITIES

Project Managers provide the following technical assistance to our sub-recipients:

- Administer contract between City and sub-recipient;
- Provide new sub-recipients with contract orientation of HUD rules and regulations;
- Prepare bid specifications/proposals for solicitation to vendors;
- Monitor compliance with all budgets, contracts, regulatory and statutory requirements;
- Perform on-site monitor visits to job site;
- Collect and maintain all required records for project files;
- Initiate inspections and payment of invoices, including submission of certified payrolls and accuracy of reported Davis-Bacon wages;
- Initiate corrective action in the event of non-compliance; and
- Develop and implements program policies and procedures

Mount Pleasant Hispanic American Center

This project involves the substantial renovations of an historic former school building at 301 South 13th Street to preserve the building, update major systems, and comply with local and federal building, environmental, historical, energy efficiency, and accessibility requirements.

The Center provides a host of services to the South Allison Hill and Hispanic community: case management, a food bank, a clothing bank, English as a Second Language, employment services, drug and alcohol counseling, GED classes, after-school tutoring, a day care center, and a family clinic.

The City has allocated a total of \$1,023,185.00 in CDBG funds since FY93. Funds were not requested in 2006.

In late 2006, members of the Puerto Rican Organizing Committee board, which owns, oversees, and operates the Mt. Pleasant Hispanic American Center, voted to close and winterize the Center for the winter months to reopen the Center in the spring.

Central Allison Hill Community Center

Central Allison Hill Community Center, a recreational facility located at 1524 Walnut Street, received CDBG funds for roof repairs. Ewing Roofing completed the roof repairs in Summer of 2006.

The City has allocated a total of \$138,500.00 in CDBG funds since FY95. Funds were not allocated in 2006.

Camp Curtin YMCA

The City allocated CDBG funds for improvements to the Camp Curtin Branch of the Harrisburg Area YMCA that serves a low/moderate income area in Uptown Harrisburg.

The City has allocated a total of \$537,500 since FY99, which includes \$50,000 that was allocated in FY06.

The Camp Curtin YMCA plans to renovate the locker room which is to include code related improvements to repair the locker room exhaust fan and plumbing improvements to reduce the amount of wasted water.

In 2006, Camp Curtin YMCA requested bids for renovations to their locker room.

Hamilton Health Center

Hamilton Health Center, with healthcare facilities located at 1821 Fulton Street and 1650 Walnut Street received CDBG allocations to make improvements at both the Walnut Street facility and the Fulton Street facility.

The City has allocated a total of \$297,000 since FY00. Funds were not allocated in 2006.

In 2006, Hamilton Health Center completed exterior improvements their Fulton and Walnut Street locations to include expansion of their dental office and roof replacement/repair work.

Pride of the Neighborhood Academies

Pride of the Neighborhood received CDBG funds in 2003 for the replacement of the flat roof at their facility at 501 Seneca Street.

The City has allocated a total of \$51,883 since FY92. No funds were allocated in 2006.

In 2006, Pride of the Neighborhood Academies completed roof repair work at their Seneca Street Academy. Future improvements include, but not limited to gutter and downspout work and cabinet renovations.

Delta Community Inc.

Delta Community received \$18,600 of CDBG funds in 2005 for upgrades and rehabilitation of their facility at 2041 N. 2nd Street to include replacement of broken floor joists, brick re-pointing and installation of storm windows.

At the end of 2006, Delta Community replaced floor joists, re-pointing work of the brick foundation was completed and roof repairs were performed. Millwork is scheduled to be completed by the end of February 2007.

Summit Terrace Neighborhood Association

The Summit Terrace Neighborhood Association completed infrastructure improvements to 1215-1225 Bailey Street in 2006 utilizing \$3,870.00 in CDBG funds for the removal and replacement of the sidewalk along the community-sponsored Adopt-A-Lot.

NEIGHBORHOOD IMPROVEMENT INITIATIVES**Weed & Seed Program**

Implementation of the Weed and Seed Revitalization plan continued in 2006. With the support of the TALL Team and AID Team, the Weed and Seed Program has sponsored five neighborhood cleanups collecting more than 200 tons of trash and debris from vacant lots and alleys in the neighborhood. The Dauphin County Adult Probation and work release staff has assisted in all cleanups and continue to work with the Weed and Seed Program in a variety of ways.

Through the Quality of Life grant from the Pennsylvania Commission on Crime and Delinquency (PCCD), three blighted buildings were demolished in 2006.

Elm Street Program

The Community Action Commission (CAC), on behalf of the South Allison Hill community (Census Tract 213) was one of only four communities in the Commonwealth to receive the complete package of Elm Street Program grants. The Elm Street Program was established in 2004 as part of Governor Rendell's Economic Stimulus Package. The program was formed under the premise of reinforcing the residential community that supports the local business district. CAC received three grants to support this effort:

- **Planning Grant:** \$25,000 – to support streetscape design for the 200 block of South 13th Street and 11-1300 block of Mulberry Street; design guidelines for façade improvement program
- **Administrative Grant** (Elm Street Manager): \$50,000 – supports the hiring of an Elm Street Manager to facilitate the program. A manager was hired in September after Governor Rendell's official award was announced.
- **Residential Reinvestment Grant:** \$250,000 for infrastructure improvements and \$125,000 for façade improvements on off-corridor streets. The Elm Street Program subcontracted with Firm Foundation of PA's Firm Works Crew, made up of men from Dauphin County Work Release center for a re-entry, retaining and life skills program to complete the façade improvements. At the close of 2006, 40 facades have been completed by the Firm Works Crew, other non-profit housing developers, (including Habitat for Humanity), private homeowners and rental property owners. Demolition of 3 vacant blighted properties was also accomplished in 2006 through the Elm Street Program.

Adopt-A-Block Program

DBHD provides neighborhood signage identifying the groups, businesses or individuals who have adopted blocks. DBHD also provides clean up equipment, brushes, rakes, shovels, bags, safety vests and garden gloves to help groups conduct neighborhood cleanups and beautification projects.

131 captains have adopted a total of 239 blocks.

Adopt-A-Lot Program

Individuals or groups can lease publicly owned vacant lots for \$1 per year for urban gardening. Due to the success of lot sales to adjacent property owners, the number of adopted lots has diminished over the last year, however the program remains as an important tool in curtailing routine maintenance costs charged to the federal fund.

COMMUNITY COMMERCIAL DEVELOPMENT PROJECTS

Commercial/ Industrial Property Acquisition/Disposition: DBHD marketed vacant commercial properties located along the Third Street Capital Corridor:

- **The PAL Building** (1110 N. 3rd Street): In 2006, DBHD continued to aggressively market the site and has studied re-use options for the site. The property has over 29,000 square feet of raw space, a swimming pool, and a gymnasium. The estimated renovation costs are approximately \$3.8 million. A number of public and private entities expressed interest in redeveloping the property. In December 2006, a preliminary proposal to use the building as an Arts Center was submitted.
- **The Furlow Building** (1222-1224 North 3rd Street): After years of abandonment by its former owner, the Furlow Building's high renovation costs also stall the market's interest in this site. In 2006, DBHD staff provided access and technical assistance to a number of prospective developers, yet received no formal proposal or offer of purchase.

Other properties include:

- **Susquehanna Valley Organics** (1650 South Cameron Street): In 2006, DBHD continued the lengthy approval process with the Pennsylvania Department of Environmental Protection, and once obtained, SVO is ready to begin construction.
- **Allison Hill Automotive** (124 South 17th and 47 South 14th Street): The City of Harrisburg through the Redevelopment Authority secured \$485,000 for the demolition of the buildings that make up the Automotive property. In preparation, the Redevelopment Authority contracted Skelly and Loy to conduct a pre-demolition asbestos and hazardous materials inspection which was completed at year end. Once asbestos is abated, demolition by the City of Harrisburg crew will begin.

HOUSING BUREAU PROGRAM ADMINISTRATION

Consolidated Plan

The Consolidated Plan provides the City of Harrisburg with a comprehensive vision for the use of federal funds that encompasses a description of the needs related to affordable housing, infrastructure, fair housing, economic development and helping the homes. Through a process of consultation with the community, the City developed Goals and Objectives for addressing these needs. The Consolidated Plan charts a strategic course of action for revitalization and community development. Benchmarks for performance under the specific goals and objectives have been established by which the City and its Citizens can track the performance of the programs established by the City.

The Consolidated Plan meets the application requirements of the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME) and the Emergency Shelter Grant Program (ESG). The City of Harrisburg is a formula grantee and receives funding each year in October for the new program year.

Based on data compiled - a relatively high rate of vacant housing units, a proportionally higher rate of low/moderate-income renter to owner households, the age and condition of the housing stock – Harrisburg's neighborhoods benefit greatly from ongoing efforts to promote homeownership and housing rehabilitation activities. These activities, combined with reclamation of vacant parcels for new housing development will be the top priority for the City in the coming years.

FIVE YEAR STRATEGIC PLAN

The guiding vision of the 5-years covered by the Consolidated Plan is to ensure Harrisburg is a stable, thriving residential and business community with a population of 50,000. To achieve this vision, the following goals have been established.

- GOAL 1:** Increase total occupied housing inventory to 25,000 dwelling units.
- GOAL 2:** Stabilize neighborhoods through increased homeownership, achieved by attracting new resident homebuyers, transforming existing tenants to homeowners, and accommodating households of all incomes, races and special needs.
- GOAL 3:** Stabilize property values by ensuring all property is maintained in a decent, safe and sanitary condition and removing abandoned and blighted properties.
- GOAL 4:** Ensure homeless individuals and families throughout the region have access to needed shelter and services.
- GOAL 5:** Ensure ongoing business development or expansion and job creation.
- GOAL 6:** Integrate community development efforts, including homeless assistance, in coordinated, comprehensive approach that achieves individual self-sufficiency and neighborhood revitalization.

Wage and Labor Enforcement: The Housing Bureau administered the Davis-Bacon Wage Act and Section 3 of the Housing and Community Development Act on the following projects. (Several were ongoing from 2005.)

Project	Contractor	Amount	Complaints & Investigations*	Corrections & Restitutions**
Capitol Heights Infrastructure Improvements	Struever Bros., Eccles & Rouse/Struever Rouse Homes	\$995,986	0	3
Central Allison Hill Community Center (Roof)	Ewing Roofing Company	\$9,710	0	0
Delta Housing (Repair/Replace Joists)	BCE Construction, Inc.	\$1,285	0	5
Delta Housing (Roofing)	Ewing Roofing Company	\$5,107	0	0
Delta Housing (Spot Point Brick Walls/Repair Masonry)	Pascual Navarro, Inc.	\$4,790	0	2
Hamilton Health Center - Fulton Street (Installation of A/C Unit)	Eshenaurs Fuels, Inc.	\$4,350	0	3
Hamilton Health Center - Fulton Street (Outdoor Lighting Upgrade)	Bitner Electric, Inc.	\$8,670	0	3
Hamilton Health Center - Walnut Center (New Dental Storage Room)	Jackson Enterprises	\$1,700	0	0
Hamilton Health Center - Walnut Street (Partial Roof)	Ewing Roofing Company	\$8,000	0	0
Maclay Street Apartments	Struever Bros., Eccles & Rouse/Struever Rouse Homes	\$18,479,897	0	71
Pride of the Neighborhood – Seneca Street (Roof Replacement)	Allied Roofing & Sheet Metal, Inc.	\$8,240	0	3
Summit Terrace Assoc. (Sidewalk Replacement)	Mike's Concrete	\$8,200	0	0

* Number of employers whose complaints were received and/or number of cases referred to HUD Labor Relations or the Department of Labor for investigation.

**Includes submission of all required certified payroll corrections and related documents, and wage restitution for all willful and non-willful violations.

Other Reporting Activities

Federal funds were drawn down for expenditure throughout all 26 of the City's pay periods. Along with significant record-keeping requirements related to each expenditure, because of the use of state and federal grant funds in most of the Housing Bureau programs, staff must produce numerous performance reports throughout the year in order to comply with regulatory requirements. Along with the wage and labor enforcement activities above, staff report to HUD and other agencies as follows:

- Quarterly Lead Hazard Control Grant Performance Reports
- Semi-Annual Labor Standard Enforcement Report (see above)
- Annual Contractor/Subcontractor Activity Report
- Annual Section 3 Low Income Job Benefit Report
- Annual Fair Housing & Equal Opportunity Report
- Annual Consolidated Annual Performance Evaluation Report
- Various audit and grant closeout reconciliation reports

Also required for compliance with federal regulations is the completion of NEPA environmental reviews on all projects receiving federal funds. In 2005, along with the review and clearance of the 26 activities included in the Annual Action Plan (discussed under Consolidated Plan, above), environmental reviews were completed for the Mt. Pleasant Apartments project and the Advanced Communications project.

Portfolio Management

A portfolio of 66 loans to homeowners, landlords and developers with an original principal value of \$783,565.42 was serviced by Housing Bureau staff on a monthly basis. This portfolio provides annual program income, which is used to fund additional housing activities.

Housing Bureau staff approved and released the annual Rental Assistance payment for Washington Square Apartments, Phase II. The payment was \$283,924 and is intended to keep rents affordable to low- and moderate-income households. It is funded with a Housing Development Action Grant originally received in the late 1980's.

The following loans were serviced including reviews of annual financial statements and audits:

Borrower	Loan Amt.
Allison Hill Assoc. I	\$335,768
Allison Hill Assoc. II	\$795,947
Hill Café Partners	\$112,560
Washington Square Apts.	\$2,800,000
McFarland Press Assoc.	\$1,250,000
MLK Development Corp.	\$ 425,845
Sylvan Heights Assoc. L.P.	\$1,163,962
Total	\$ 6,884,082

Staff Development

The Housing Bureau staff participated in the following conferences and training opportunities:

- NeighborWorks CDBG & Home Refresher Course Training – Atlanta, GA
- Commonwealth of PA, DCED CDBG Refresher Course – Scranton, PA
- 2006 South Central Pennsylvania Housing Expo – Middletown, PA
- HOME Monitoring Training – New Cumberland, PA
- About HOME Training – Philadelphia, PA
- Advance Training Class for HomeTech Cost Estimating – Bethesda, MD
- HUD Determining Income and Allowances – Harrisburg, PA
- Environmental Health Conference (LEAD) – Charleston, SC
- 8-hour Risk Assessor Refresher Course (LEAD) – Danville, PA
- 32-hour LEAD Supervisor Initial Training – Danville, PA
- 8-hour LEAD Project Designer Initial Training
- GIS Training – HACC

BUREAU OF PLANNING

SUMMARY

The Planning Bureau collects and analyzes data regarding the City's demographics and built environment. The Bureau reviews and correlates development plans with land use and other City policies and regulations.

COMPREHENSIVE PLAN

Downtown Streetscape

The Planning Bureau consulted on the Downtown Streetscape guidelines being formulated by the City Engineer with Brinjac Engineering and H. Edward Black & Associates. The guidelines will result in standards and designs for a uniform look within areas of the downtown. The first manifestation is a return to the open viewscape of the Capitol from Riverfront Park, completed in 2006 in time for the centennial celebration of the Pennsylvania Capitol.

Zoning

Zoning amendments also were prepared and analyzed. Two amendments, both focused upon the Special Planned Development zoning district were approved this year. The first allowed establishment of hotels, and resulted in one hotel land development plan being approved at the corner of Second and State Streets, with a second hotel project proposed by the end of the year in the existing Barto Building. Individually and together, the hotel projects will serve to further stimulate economic activity in the downtown as catalysts for additional restaurant, service and retail activity. The second amendment allowed high-rise residential buildings along Front Street between Reily and Maclay Streets, providing an area for potential high-rise condominium development while providing protection of historic era structures located along Front Street.

Land Use Survey

Three interns began an intensive land use survey during the summer of 2006, covering most of Shreinerstown, Central Allison Hill, Summit Terrace, Sylvan Terrace and South Allison Hill. The survey notes both use and structure type, coupled with photographs. Through other internships, the intent is to cover the remaining parts of the City during 2007.

NEIGHBORHOOD PLANS

Midtown

A group of existing neighborhood entities in the City's Midtown area began conversation in early 2004 around the topics of economic development and neighborhood improvement. The impetus came about as these interested groups and individuals saw a need in Midtown to capitalize on the potential of the Third Street corridor between Forster Street and Reily Street, and farther north to Maclay Street, as a future destination hot-spot for retail, entertainment, and cultural activities. This group coalesced into the Third Street Corridor Initiative by the fall, and held several meetings for discussion and idea gathering.

In late 2005, the group came together again to consider Elm Street grant funding through the Commonwealth. The idea is to continue and enhance the residential areas directly adjacent to the Third Street Corridor, fostering a further need for retail and services that will assist the founding of businesses while directly improving the livability and marketing of the residential areas. Planning Bureau staff continued in a support role offering technical support and information services, while encouraging existing groups and residents to take ownership of the effort. The group is starting with a wide area that includes much of the Old Uptown area; the boundaries for the initial study area being Forster, Seventh, Maclay and Front Streets.

In mid-2006, the Planning Bureau once again took the reins of the effort as organizational changes in key groups slowed the process in early 2006. Through a series of fall meetings, the scope of the Elm Street grant was brought together and a planning grant application was prepared. At year's end, the application is awaiting the expected support of City Council and will be submitted to the State in early 2007.

South Allison Hill Neighborhood Action Strategy

Urban renewal planning also remained focused upon Opportunity Areas #3, the former Allison Hill Automotive site and associated land, and Opportunity Area #4, located between 17th & 18th Streets between Derry and Chestnut Streets. City staff worked with multiple area businesses and potential developers in trying to determine a comprehensive redevelopment plan, focused upon commercial or industrial needs that would provide living wages to area residents. This effort will tie together uses located to the east (Opportunity Area #4) and west of Opportunity Area #3 (the Allison Hill Automotive site). Work progressed on the environmental review and clearance procedures allowing for the demolition of the Allison Hill automotive site, achieving tentative approval by the Pennsylvania Historical and Museum Commission in December 2006. State monies have been approved for the demolition that will open this tract for future development.

Uptown Neighborhood Action Strategy

Significant steps were taken to further achieve a Midtown Educational Campus with the Harrisburg Area Community College, and expansion of HACC's Community Center for Technology and the Arts. This is a concept that DBHD has worked on for a few years with HACC, but has expended to include opportunity for other higher education institutions in the area. Working with the Harrisburg Redevelopment Authority, 350 units of student housing is anticipated together with a parking garage expected to serve the needs of area businesses, spurring additional economic activity. HACC will occupy the Warrington/Evangelical Press Building and consider additional space to be developed by a contracted private developer. The developer has contracted the development of a master plan for the campus, in which the Planning Bureau advised and advocated for a scope to include tie-in with the larger Midtown/Uptown; the master plan is anticipated for completion in early 2007.

Central Allison Hill/Summit Terrace

The Planning Bureau assisted the two neighborhoods in completing a Wachovia Fund grant. Unfortunately, due to extreme competition, the grant was not awarded, and next steps are being considered at this time for alternative funding to achieve a neighborhood strategy.

The Planning Bureau also worked with Morgan State University students through the Urban Studio project to design a development concept for a lot at the end of Balm Street. The students continue work at this time on a design that will result in a group of single-family dwellings with an overlook of the Capitol.

CURRENT PLANNING

The Bureau of Planning coordinates the review of all land development applications to the City with the City Engineer, Assistant Codes Administrator, Fire Bureau, and Police Bureau and, when necessary, with the Dauphin County Planning Commission and other City or County agencies.

The Bureau staffs the Harrisburg Planning Commission (HPC), the Harrisburg Architectural Review Board (HARB), and the Zoning Hearing Board (ZHB). Staff prepares reports to assist these boards and commissions in making decisions.

Bureau staff is actively involved in City Council committee meetings when HPC or HARB forwards subdivision/land development, conditional use, zoning amendment or historic district permit requests for City Council action. Following City Council action, staff reviews the final documents to ensure full compliance with the City's approval.

Plans and Permits

The Plans and Permits Unit provides an efficient and coordinated development application review. The Unit consists of City planners, building code administrators, engineers, and representatives of the Fire and Police Bureaus. Members meet every week to review proposed and current developments and applications for special exceptions, variances, subdivisions, land development projects, conditional uses, historic district applications, and building and zoning permits. Many meetings involve a presentation and discussion with potential developers, which allow a better understanding of requirements and project, needs for both the public and private sector persons.

In 2006, 49 cases were discussed by the Plans and Permits unit with an overwhelming positive response from applicants on the usefulness of the meeting⁴.

Real Estate and Business Service

Planning staff is actively engaged in the daily administration of zoning review and correspondence for businesses, residents and various other stakeholders. In addition, the Bureau is the resident place of the City's Geographic Information System that partners data values with geographic representation on maps. Through recognition of this data collection, the Bureau is contacted for information or advice on land use and development by legal, real estate and business professionals as well as the public seeking assistance on a variety of issues. During 2006, Planning Bureau staff handled over 2,200 phone calls, 1,000 e-mails, and 402 walk-in requests for information and assistance, reviewed 226 Mercantile License applications for zoning compliance, issued 51 zoning confirmation letters and produced 60 maps assisting development throughout the City.

With the assistance of the Downtown Improvement District, we met with restaurateurs in June to discuss environmental and operational concerns. The meeting fostered joint efforts on both sides to address trash and noise issues.

Harrisburg Planning Commission

HPC members for 2006 included Joseph Alsberry (Chair), Vern McKissick III (Vice-Chair), Ray Cunningham, Elaine Burns, Shaun O'Toole, Calobe Jackson, and Ronnie Shaeffer.

The Harrisburg Planning Commission (HPC) reviewed 61 applications:

Land Development Plans	8
Subdivisions.....	5
Planned Residential Development	0
Conditional Uses.....	0
Street Vacations	1
Major Easements	0
Special Exceptions/Variances	10
Blighted Property Re-use Certifications	35
Zoning Amendments	2
TOTAL	61

Harrisburg Zoning Hearing Board

- During 2006, the members of the Zoning Hearing Board were Marian Frankston (Chair), Angela Watson, and David Wise. James Cowden served as legal counsel.
- The Zoning Hearing Board made 21 decisions regarding variances and special exception applications.

⁴ Some cases were combined cases, such as special exceptions and land development plans, or special exceptions and variances; thus causing a discrepancy between the total number of cases listed above and the total listed in the Harrisburg Planning Commission section. Combination applications were divided into their respective categories in the Harrisburg Planning Commission section.

ENVIRONMENTAL AND HISTORIC REVIEWS

Harrisburg Architectural Review Board

HARB members for 2006 included: William Fontana (Chair), Kristin McKissick (Vice Chair), Paul Bahn (Realtor), Art Emerick (Assistant Codes Administrator), Michael Snyder and Dudley Smith.

During 2006, 64 historic district applications were reviewed by the HARB with two additional cases being withdrawn prior to the completion of the review process. Cases involved the following matters as indicated below:

Repair and renovations	42
New construction	2
Additions and enclosures.....	5
Fences	7
Signs and Awnings	6
Demolition	6
Surface parking lots.....	0
Parking structures	0
TOTAL.....	68⁵

- HARB approved 61 applications, agreeing with staff 100% of the time.
- City Council approved 61 applications, agreeing with HARB 100% of the time.
- The HARB issued three denials in 2006, all of which all but one were upheld by City Council.
- In addition to these board-reviewed applications, the Planning Bureau staff also reviewed and approved 98 applications for in-kind repair or replacement in the municipal historic districts and 10 applications for exterior alterations in the Architectural Conservation Overlay District (ACOD).

Historic District Guidelines

The Planning Bureau began working on Historic District Guidelines in 2005 with plans to complete and publish the document in 2006. The project is being supported by a grant from the Pennsylvania Historical and Museum Commission. The Guidelines will be a significant tool to help property owners understand how to best maintain and rehabilitate their historic properties in Harrisburg. At the end of 2006, staff continued compiling drawings and photographs to graphically complete the guidelines. Final completion of the guidelines will occur in 2007.

Environmental Reviews

- The Planning Bureau obtained clearance from the Pennsylvania Historic and Museum Commission and the Advisory Council on Historic Preservation for the demolition of 24 buildings. Section 106 of the National Historic Preservation Act of 1966, as amended, requires that all federally assisted building demolition projects receive clearance from the State on their potential impact upon historic and archaeological resources. It is important to note that the City reluctantly demolishes structures; given the heritage it so embraces. These demolitions are to remove blighting conditions that will otherwise lead to the deterioration of other nearby structures and the important neighborhoods the Administration seeks to revitalize.
- The Planning Bureau also received tentative approval from the PHMC for the demolition of the Allison Hill Automotive brownfield site. This project is being funded through the Pennsylvania Department of Community and Economic Development and such impact on historic resources must be reviewed in compliance with the State History Code much like the Section 106 process.

⁵ Total differs from the number of applications stated above as the table breaks down multiple improvement requests (e.g. repair and fences) that were part of the same application.

- The National Environmental Policy Act of 1969 requires that all federally assisted projects must receive an environmental review and clearance. Most of the City's federally funded programs have received multi-year clearances that are annually reviewed by the Planning Bureau and HUD for compliance.
- The Bureau also conducted the Environmental Review for the Harrisburg Housing Authority's Capital Fund. The plan sets out the strategic use of funds from HUD's Capital Fund grant program.

Accessibility Guidelines

The Planning Bureau continues advocating accessibility and visitability on all projects. The intention of the City is to ensure fair treatment of all persons, by helping property owners consider the most efficient ways to increase accessibility to their place of business and residences. As useful tool is the Harrisburg Accessibility Design Guidelines for Existing Commercial Buildings. The document completed in conjunction with the Center for Independent Living during 2005 indicates both in narrative and photographic form various methods of making existing commercial buildings more accessible. Business owners may use the document to ensure their entrance is accessible and not miss out on additional commercial activity from persons who may not currently be able to access their site. This document was used to assist businesses throughout 2006.

REGIONAL PLANNING

Planning Bureau staff advocates City policies encouraging equitable and sound development in various regional planning activities. Staff participated in:

- Tri-County Regional Planning Commission (TCRPC)
- Harrisburg Area Transportation Study (HATS), the Metropolitan Planning Organization for transportation issues and projects
- HATS Regional Transportation Plan 2030 update task force
- South Central Assembly for Effective Governance's Land Use and Growth Management Advisory Committee
- Pennsylvania Planning Association (2006 Conference Committee)
- 10,000 Friends of Pennsylvania Policy Council
- Paxton Creek Watershed and Education Association
- PennDOT Transportation and Land Use Plan Focus Group
- Urban Land Institute Central Pennsylvania Committee
- American Planning Association 2007 National Conference Committee

Walnut Street Corridor Study

The Planning Bureau is acting as the lead agency in a multi-municipal effort between the City, Penbrook Borough, and the Townships of Susquehanna and Lower Paxton, to gain funding and oversee a study of the road corridor involving the roadway which carries much traffic through the four municipalities, known alternately as State Street, Walnut Street and Jonestown Road. The study will provide recommendations on economic development, safe and efficient traffic movements, and aesthetic improvements. Existing planning activities, including the Penbrook Main Street program and Progress Avenue/Walnut Street intersection project in Susquehanna Township, will be vital starting points.

Following a series of four public meetings throughout 2006 to review research and visioning, the study will be completed by a consultant team lead by McCormick Taylor Associates in early 2007. The study will provide recommendations to the municipalities for actions and funding to achieve the goals separately and jointly.

STAFF DEVELOPMENT

In 2006, Planning Bureau staff participated in the following training opportunities:

- Accela computer software introduction - Washington, DC, March 2006
- ULI – Central PA Colleges – Driving the market for Community and Economic Revitalization – Lancaster, April 2006
- Low Impact Development – Speaker on land use regulation – Mechanicsburg, April 2006
- PA Digital Government Summit – Harrisburg Hilton, June 2006
- Harrisburg Regional Chamber Business Diversity Conference – Hershey September 2006
- Society for Marketing Professional Services – Speaker on Southern Gateway – Harrisburg Hilton, October 2006
- South Central Assembly Traditional Neighborhood Development Seminar – Gettysburg, October 2006
- PA Planning Association Conference – Speaker on Southern Gateway – Harrisburg Hilton, October 2006
- ULI – Emerging Trends in Real Estate 2007 – Harrisburg Hilton, October 2006
- Gettysburg College Land Use Course – Speaker on tour of Harrisburg as example of existing and in-fill urban form and land use planning – Harrisburg, October 2006
- National Preservation Conference – Pittsburgh, October 2006
- Stevens and Lee Legal Briefing on Land Use – Harrisburg Sheraton, November 2006
- International Economic Development Council Basic Economic Development Course – Camp Hill, December 2006

Bureau of Codes

CODE ENFORCEMENT

Affordable housing has as much to do with quality as it does cost. Homes that might fall within the cost range of a low- or moderate-income buyer/renter may not meet the basic expectations for property maintenance standards. To address this problem, particularly acute in neighborhoods comprising an aging housing stock, the City conducts Buyer Notification Inspections for every property transfer and a systematic Rental Inspection Program for occupied rental property. Under these initiatives, owner occupied units are inspected at sale and rental units are inspected every three years. The inspections focus on health and safety code violations and are designed to protect occupants from unsafe housing conditions. The Rental Inspection Program is a proactive approach to improving housing conditions for those citizens who rent their home with the City of Harrisburg.

The City continues its Citizen Inspection Program by which citizens are trained to recognize and inform property owners of apparent code violations.

Finally, when property owners are non-responsive to systematic inspections or citizen notices, the City has adopted a policy of pursuing every legal remedy available to force the correction of serious code violations that threaten the public health, safety and welfare. These endeavors include mandatory injunctions, court orders/contempt charges and arrest warrants. Also effective has been the Mayor's active involvement in changing state laws that elevate fourth and fifth subsequent violation of the same code section to a misdemeanor offense, instituting mandatory fines for repeat violations.

HOUSING INSPECTIONS

In 2006, the Bureau of Codes took aggressive measures to achieve compliance with City codes. The Bureau:

- Served 100 housing warrants on 17 individuals;
- Initiated two Public Nuisance Misdemeanor charges, one Reckless Endangerment misdemeanor charges, and two Housing Code Avoidance misdemeanor charges with the Dauphin County District Attorney's Office to force the abatement of violations on properties. Two search warrants were processed and served by the Codes Administrator in an effort to address outstanding Codes and Police issues on two properties;
- Responded to 1,616 complaints that evolved 3,921 specific violations. Of the violation noted, 1,757 violations were brought into compliance arriving at a 45% compliance rating;
- Issued 947 citations to property owners who failed to correct violations;
- Placarded 2,576 properties as unfit for human habitation and restoration notices due to water termination;
- Conducted 1,177 inspections for multiple type permit compliance issues;
- Issued 157 condemnation orders;
- Inspected four properties following a drug raid resulting in the property being vacated with the arrest of the occupants;
- Conducted 1,030 Rental Inspections (units);
- Conducted 3,258 Buyer's Notification Inspections (units);
- Conducted 18 Rooming House Inspections; and
- Conducted 1,757 re-inspections of complaints, buyer's notification and rental inspections.

STAFF ASSISTANCE AND ACCOMPLISHMENTS

- The Codes Bureau staff responded to 16,328 phone calls.
- The codes staff responded to 11,518 walk-ins.
- The Codes Administrator pursuant to Mayoral initiative orchestrated the necessary measures for the creation of the City's first Housing Court.
- The Codes Administrator prompted changes from the City's mainframe computer to allow for the direct general funds transfer of funds associated with various permit entries. Such will increase cash flow to the general fund and eliminate double entries by Treasury.
- The Codes Bureau attended Weed and Seed meetings in an effort to develop strategies in launching codes initiatives and obtaining grant funds for increased development and demolition of vacant structures.
- The Assistant Codes Administrator continues to provide consulting and technical assistance on a myriad of projects that include but not limited to the city school projects, Governor's Square, Capitol Heights and the MarketPlace Townhomes.
- The Codes Enforcement Officers continued to meet with the Community Action Commission in addressing adverse conditions on Allison Hill.
- Codes Enforcement Officers conducted 43 block walks in city neighborhoods in 2006.

IN-HOUSE DEMOLITION PROGRAM

- During the sixth full year of operation of the In-House Demolition Program, a total of 27 dilapidated structures were demolished.
- Based on the current cost analysis associated with city demolition, the city maintains substantial savings compared to bidding out contracting costs for demolition.
- Approximately 37 additional properties are slated for demolition in the coming year.
- Aggressive enforcement tactics and strategies, i.e. misdemeanor complaints, equity in action filings and preliminary injunctions will be employed in an effort to force responsibility of demolition to the property owner.
- Aggressive tactics will be promoted to achieve restitution for costs associated with the city conducted demolition, i.e. liens, civil suits and referral to collection bureaus.
- The total demolition costs associated with the In-House Demolition exercise was \$469,388.

Demolition Address	Cost
1. 1525 Regina	\$14,315
2. 1527 Regina	\$19,653
3. 1516 Regina	\$17,283
4. 1633 Regina	\$10,457
5. 1534 Regina	\$11,784
6. 38 Linden	\$20,622
7. 2204 N. 6 th	\$15,250
8. 2206 N. 6 th	\$28,711
9. 1365 Howard	\$55,911
10. 2426 Jefferson	\$11,234
11. 2428 Jefferson	\$11,223
12. 436 Pepper	\$28,416
13. 2540 Reel	\$10,731
14. 1416 Liberty	\$21,777
15. 1417 Liberty	\$8,875
16. 1419 Liberty	\$9,888
17. 1344 Liberty	\$7,390

Demolition Address	Cost
18. 1346 Liberty	\$6,680
19. 2244 Gruber Alley	\$11,500
20. 1300 S. 13 th	\$20,120
21. 1423 Vernon	\$35,540
22. 553 Curtin	\$25,320
23. 2547 N. 6 th	\$11,962
24. 1138 Market	\$20,939
25. 1541 N. 6 th	\$15,444
26. 322 Hummel	\$9,759
27. 324 Hummel	\$8,604
Total	\$469,388

ABANDONED VEHICLES

- 41 vehicles, most of which are stolen or having owners with multiple warrants, were removed under the Bureau of Codes Health Code provisions in cooperation with the Police Bureau's Abandoned Vehicles Unit.

NEIGHBORHOOD MITIGATION AND PENALTY FUND

- The Neighborhood Mitigation Fund that allows for a \$25.00 fee to the City for every guilty verdict rendered by a District Justice for a code violation has resulted in the bureau responding to several neighborhood nuisance problems.
- 17 structures were cleaned and sealed and six site cleans were conducted throughout the year utilizing existing penalty fee funds

CAPITAL CORRIDORS

- The Bureau of Codes has systematically inspected 46 properties of the designated Capital Corridors properties.
- 140 permits were issued for residential repairs and alterations, with a construction value of \$2,476,501 and 47 permits were issued for repairs and alterations to commercial properties with a construction value of \$15,439

CITIZEN INSPECTION PROGRAM

- The Citizen Inspection Program empowers citizens to take direct action to improve their neighborhoods by training volunteers to notify property owners to correct exterior code violations. If the violations are not corrected by a specified date, the citizen inspector turns the notification over to the Bureau of Codes. 120 persons have been trained to be citizen inspectors since the program's inception.

HEALTH INSPECTIONS AND INITIATIVES

In 2006, the Health Officer:

- Investigated 33 confirmed cases of child lead poisoning reported to the Bureau (15 of those cases were abated).
- Inspected 164 public eating and drinking establishments.
- Investigated 20 food service complaints.
- Continued the contract with the Family Health Council and the State Department of Health to fund sexually transmitted disease services to the teen and adolescent health clinics in Harrisburg. The Health Officer served as an intermediary to ensure coordination and communication within the school district.
- Attended meetings with various agencies that target health care issues, such as: the Dauphin County Safe Kids Coalition, Department of Public Welfare, Department of Education, the YMCA, Diversity in Healthcare Task Force and the Department of Health.

BUILDING PERMITS

- The Bureau of Codes issued 1968 building permits for residential and commercial work, representing \$62,678,234 in construction costs.
- Building permits were issued for major projects, including:

Project	Construction Value
Harrisburg Housing Authority	\$2,964,950
Harrisburg Parking Authority	\$12,157,261
Evangelical Press (HACC Campus Bldg.)	\$13,034,137
National Railroad Passenger Corporation	\$3,174,000
44 Harrisburg Associates	\$689,397
Sutliff Chevrolet	\$735,000
St. Patrick's Cathedral	\$654,000
Capitol Building	\$1,036,957
Skarlatos & Zonarich Real Estate	\$696,477
TOTAL	\$35,142,179

REVENUES COLLECTED

The Bureau of Codes collected \$1,138,901 in revenues for planning and codes services:

# Of Permits	Type of Permit	Permit Value
3,258	Buyer Notification Applications	\$129,775
1,968	Building Permits	\$525,804
1,327	Electrical Permits	\$73,429
289	Fire Prevention Code Permit	\$14,922
2,208	Zoning Permits	\$76,337
57	Demolition Permits	\$13,034
2,449	Electrical/Plumbing License Renewals	\$68,510
904	Health Licenses	\$61,180
468	Plumbing Permits	\$60,010
3,258	Rental Inspection (Unit) Applications	\$24,720
25	Rooming House Permits	\$1,210
	Housing Code Bd. of Appeals Cases	\$1,144
	Special Permit Fees	\$175
	Flood Plain Certifications	\$3,347
	Dumpster Permit Fees	\$5,977
38	Low Voltage Electrical Permits	\$899
	DJ Code Fees/Fines	\$70,196
	Zoning Hearing Board Fees	\$4,375
	Planning Fees	\$3,857
Total		\$1,138,901

HARRISBURG CITY HOUSING COURT

In 2006, the Bureau of Codes worked closely with Dauphin County President Judge Richard A. Lewis, Mayor Stephen R. Reed and City Council Member Patty Kim, to study and discuss the need of creating a special judicial office that would strictly handle housing code enforcement cases beginning in 2007.

At the end of fiscal year 2006, there were approximately 1,200 outstanding housing code cases citywide, and an average of 950 – 1000 new code citations issued each year. Prior to the Housing Court being established, all City Code cases were distributed amongst the six magisterial districts throughout the City, based upon the address of the cited property address.

Commencing in early 2007, all housing code and related cases in the City will be heard by the Housing Court. Senior District Justice Robert Yanich will head the court, and when he is otherwise unavailable, his role will be temporarily filled by Samuel Magaro.

HOUSING CODE BOARD OF APPEALS

- The Building and Housing Code Board of Appeals board members were Robert Fritz, James McCamey, David Wise, and Carolyn Keyes, James Cowden serves as the board solicitor.
- The board heard seven cases during the year. Cases involved five condemnation orders, one rental inspection and one case involving the requirement to connect to the City's public sewer system. The board ruled in favor of the City in all cases.

HEALTH BOARD

- The Health Board members were Dr. Daniel Ian Weber, Ms. Frederika McKain, and Dr. Dana Kellis. The Health Officer was the liaison for the board.
- The board heard no appeals this year.

PLUMBING BOARD

- The Plumbing Review Board issued 840 licenses. Board members were Terri Martini, Darryl Restagno, and John Brinjac.
- No appeals or licensing issues occurred during this reporting year.

ELECTRICAL BOARD

- The Electrical Code Advisory Board issued 1,609 electrical licenses. Board members were Terri Martini, Dudley Smith, Michael Duval, Kevin Baum, Bruce Hartman, James McKamey and Timothy Kurland.
- No appeals or licensing issues occurred during this reporting year.

STAFF DEVELOPMENT

The Bureau of Codes staff participated in the following training opportunities:

- Fire Stop Training
- Accessibility
- Plan Review
- Residential Mechanical
- Structural Wall Bracing
- Residential Energy
- Residential Electric
- Building Code Essentials
- Commercial Building Inspection
- Commercial Plumbing Inspector

**FINANCIAL ANALYSIS SUMMARY
2006 BUDGET**

2006 Expenditures	Budget	Actual
0134 Office of the Director		
Personnel Services	\$95,664.00	\$93,798.26
Operating Expenses	\$960.00	\$1,104.94
Capital Outlay	n/a	n/a
Totals	\$96,624.00	\$94,894.20
0135 Bureau of Planning		
Personnel Services	\$185,305.00	\$174,592.79
Operating Expenses	\$22,263.00	\$17,596.74
Capital Outlay	n/a	n/a
Totals	\$207,568.00	\$192,189.53
0137 Bureau of Codes		
Personnel Services	\$853,670.00	\$745,174.32
Operating Expenses	\$71,250.00	\$51,502.53
Capital Outlay/Non-expend. Items	n/a	n/a
Totals	\$924,920.00	\$796,676.85
Total Department of Building & Housing Development⁶		
Personnel Services	\$1,134,639.00	\$1,013,565.37
Operating Expenses	\$94,473.00	\$51,493.64
Capital Outlay	n/a	n/a
Total Expenditure	\$1,229,112.00	\$1,083,769.58

2006 Expenditures ⁷	Budget	Actual
Bureau of Housing Development (Federal Entitlement Fund)		
Personnel Services	\$654,980.00	\$574,599.65
Operating Expenses	\$67,788.00	\$51,493.64
Capital Outlay	n/a	n/a
Total	\$722,768.00	\$626,093.29

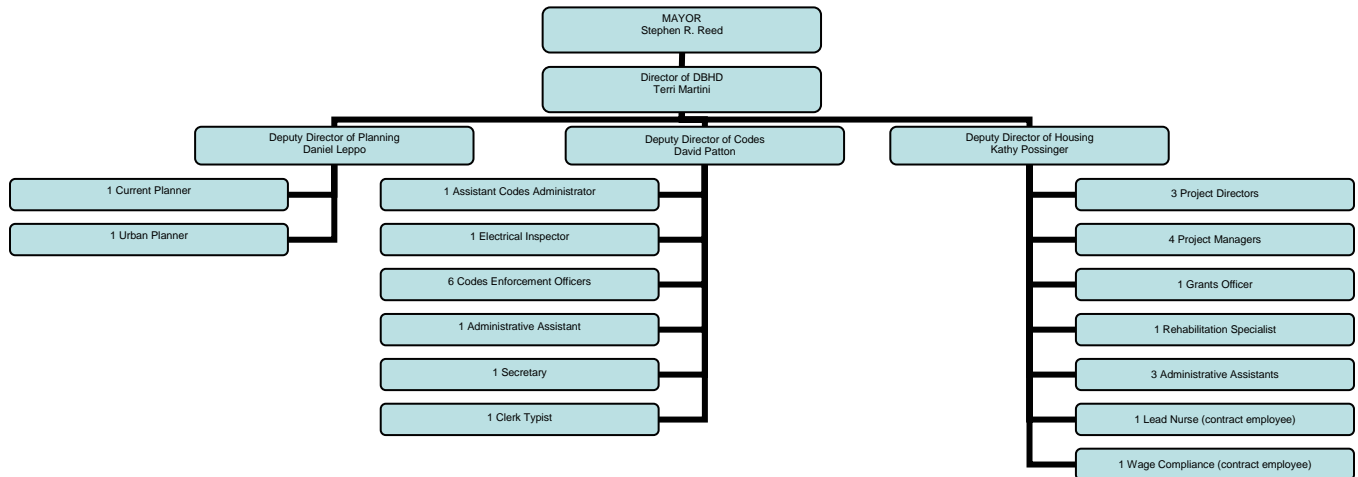
⁶ Excludes Bureau of Housing's direct (service delivery) costs for federal, state and other grant programs.

⁷ October 1, 2005 – September 30, 2006

2006 REVENUE – DEPARTMENT OF BUILDING & HOUSING DEVELOPMENT

Community Development Block Grant Program (CDBG)	\$2,152,402
Emergency Shelter Grant Program (ESG)	\$92,036
Home Investment Partnerships Program (HOME)	\$587,011
CDBG Program Income (PY 2005 – 2006)	\$350,000
HOME Program Income (PY 2004 – 2005)	\$20,000
Land Use Planning and Technical Assistance Program Grant.....	\$103,700
Unified Planning Work Program.....	\$90,000
Community Revitalization Grant	\$62,500
Dauphin County Inter-Municipal Cooperation Grant	\$12,500
 DCED Housing and Redevelopment Assistance Grant (Allison Hill Auto).. All other inspections, permits, licenses, fees & fines	 \$485,000 \$1,138,901
 Total Revenue	 \$5,094,050

DBHD ORGANIZATIONAL CHART



2006 STAFF POSITIONS

Office of the Director		Date of Employment
Theresa A. Martini	Director, Dept. of Building & Housing Development	05-01-89
BUREAU OF HOUSING		
Kathy Possinger	Deputy Director for Housing	11-27-06
Christopher Wonders	Deputy Director for Housing	10-13-99 (<i>resigned 10-13-06</i>)
Edward Culton	Rehabilitation Specialist	02-23-76
Bryan Davis	Project Director for Construction	08-05-02
Scott Fraser	Grants Officer	11-27-06
Christine M. Howe	Project Manager	08-04-80
Carol Lark	Wage & Labor Enforcement	Contract employee
Darrell Livingston	Project Director for Construction	09-21-98
Lisa Nussbaum	Administrative Assistant	08-07-06
Karen Orlando	HUD Nurse Coordinator	Contract employee
Kathleen Quenzer	Clerk II	04-24-78 (<i>retired 12-31-06</i>)
Kari Reagan-Bushey	Project Manager	11-01-04
Judith Roman	Administrative Assistant	05-22-78
Florinda Smith	Administrative Assistant	02-04-80
Raymond Spencer, Jr.	Project Director for Construction	11-16-92 (<i>resigned 06-09-06</i>)
Mark Stone	Project Director for Asset Management	07-02-01
Steven Thompson	Rehabilitation Specialist	11-16-81
Kathy Possinger	Project Manager	11-12-02 (<i>resigned 02-10-06</i>)
Jason Tribue	Project Manager for Real Estate	11-01-03 (<i>resigned 06-02-06</i>)
Kelly Whitman	Project Manager for Real Estate	08-28-06
Katie Jameson	Slippery Rock University Intern	Summer Semester
BUREAU OF PLANNING		
Daniel C. Leppo	Deputy Director for Planning	09-20-93
David Butcher	Current Planner	06/06/05
Beth Ellis	Urban Planner	09-03-02
Kathy Possinger	Comprehensive Planner	02-13-06 (<i>resigned 11-24-06</i>)*
Trisha Bates	University of Illinois intern	Summer Semester
Jimmy Close	SUNY – intern	Summer Semester
Ellie O'Neill	Intern	Summer Semester

BUREAU OF CODES		
David E. Patton	Deputy Director for Codes	07-17-95
Arden T. Emerick	Assistant Codes Administrator	12-4-00
Craig Sherrick	Health Officer	07-30-01 (<i>resigned 02-03-06</i>)
Angeline Boyde	Health Officer	05-22-06 (<i>resigned 10-27-06</i>)*
Mary Bellamy	Administrative Assistant II	12-11-78
William Garber	Codes Enforcement Officer	02-16-99
Earl Dieffenderfer	Codes Enforcement Officer	05-16-94
Samantha Evans	Codes Enforcement Officer	04-08-03 (<i>resigned 02-02-06</i>)
Joseph Farrell	Codes Enforcement Officer	06-27-94
Don Fure	Codes Enforcement Officer	10-27-03
Charles Jenakovich	Codes Enforcement Officer	08-17-87
Darryl Restagno	Codes Enforcement Officer	08-12-02
William Meyer	Electrical Inspector	05-10-76 (<i>resigned 08-16-06</i>)
Anne Montgomery	Codes Enforcement Officer	05-15-06 (<i>resigned 10-27-06</i>)*
Patricia Stewart	Clerk Typist/Data Entry	09-16-80
Betty Thompson	Secretary	06-16-80
Maritza Torres	Clerk Typist/Data Entry	08-21-06 (<i>resigned 10-27-06</i>)*
Joseph Vajda	Codes Enforcement Officer	08-17-87
Lucille Walker	Clerk Typist/Data Entry	12-20-76 (<i>resigned 06-02-06</i>)

*Due to the financial constraints of the General Fund, the jobs of these staff members were eliminated.

BOARDS AND COMMISSIONS

DBHD provides staff support for the following boards:

Director	Housing	Codes	Planning
<ul style="list-style-type: none"> Enterprise Consortium 	<ul style="list-style-type: none"> Vacant Property Reinvestment Board (VPRB) 	<ul style="list-style-type: none"> Building and Housing Code Board of Appeals Electrical Code Advisory Board Plumbing Review Board Board of Health 	<ul style="list-style-type: none"> Harrisburg Planning Commission (HPC) Zoning Hearing Board (ZHB) Harrisburg Architectural Review Board (HARB)

PROFESSIONAL AND COMMUNITY MEMBERSHIPS

DBHD staff serve as members of the following boards, committees and organizations:

- 10,000 Friends of Pennsylvania Policy Council
- American Planning Association
- Affordable Housing Trust Fund Advisory Board
- Assistance for Transportation: Emergency Management Agency
- Building Officials and Codes Administrators (BOCA)
- Commonwealth of PA Regional Housing advisory Council
- Community Building Campaign
- Capital Area Coalition against Homelessness, Coordinating Committee
- Capital Area Sanitation Association (CASA)
- Capital Area Transit (CAT) Planning Symposium
- Citywide Health Task Force
- Citizens Statewide Task Force on Vacant Property Reclamation
- Collaborative for a Healthier Harrisburg
- Dauphin County Collaborative Board
- Dauphin County HIP Public Health committee
- Dauphin County Health Improvement Partnership Board (a PA Dept. of Health sponsored program)
- Dauphin County STD/HIV Task Force
- Early Childhood Training Institute
- Elm Street Program Advisory Committee
- ENVISION Capital Region Government Foundations Team
- Enterprise Consortium
- Greater Harrisburg Arts Council
- HACC Center for Technology & Arts Building Committee
- HACC Industrial Trades Advisory Committee
- Hamilton Health's HCAP Grant Steering Committee
- Harrisburg Area Transportation Study (HATS) Metropolitan Planning Organization
- Harrisburg Electrical Board
- Harrisburg Foundation's Adventis Pharmaceutical Foundation Diabetes Grant Steering Committee
- Harrisburg Plumbing Board
- Harrisburg Redevelopment Authority
- Harrisburg Regional Chamber Leadership Harrisburg Area
- Harrisburg Rotary
- Harrisburg School District Safe Schools Health Students Steering Committee
- Historic Harrisburg Association
- Keystone Area Council Scoutreach Committee

- Keystone Opportunity Zones – Administrators Committee
- Latino Community Services Task Force
- Local Housing Options Team
- New Baldwin Corridor Coalition
- NAHRO - National Association of Housing and Redevelopment Organizations
- PAHRO - Pennsylvania Association of Housing and Redevelopment Authorities
- National Association of Local Boards of Health (NALBOH)
- National Trust for Historic Preservation
- Paxton Creek Watershed and Education Association
- Pennsylvania Association of Notaries (PAN)
- Pennsylvania Building Officials Conference (PENBOC)
- Pennsylvania Coalition Urban Codes Administrators
- Pennsylvania League of Cities and Municipalities Representative to the Pennsylvania Department of Agriculture Food Employee Certification Advisory Committee
- Pennsylvania Planning Association
- Pennsylvania Statewide Childhood Lead Poisoning Elimination Plan Work Group
- Preservation Pennsylvania
- Regional Housing Advisory Committee (a PA Dept. of Community & Economic Development sponsored program)
- Sanifi-Adventis Diabetes Grant Steering Committee (The Foundation for Enhancing Communities)
- Southern Gateway Steering Committee
- South Allison Hill Weed & Seed, Housing sub-committee (Chair)
- South Central Assembly for Effective Governance Housing Committee
- South Central Assembly for Effective Governance Predatory Lending Task Force
- South Central Assembly for Effective Governance Land Use Growth Management Committee
- Statewide Childhood Lead Poisoning Elimination Plan Working Group
- State Health Improvement Advisory Committee for South Central district of Pennsylvania Department of Health
- Tri-County Regional Planning Commission (TCRPC)
- Tri County Housing Board of Directors (Advisor)
- United Way Allocation Committee
- Urban Land Institute
- Urban Studio Task Force
- URISA – Urban & Regional Information Systems Association (national GIS association)
- Vacant Property Reinvestment Board (Chair)
- Walnut Street Corridor Study Task Force
- Weed and Seed Assistance for Impact Delegation (AID) Team
- Weed and Seed Housing and Neighborhood Development Subcommittee (Chair)
- Weed and Seed Health Committee

